

ARTICLE IV: GENERAL ZONING PROVISIONS

ARTICLE IV: GENERAL ZONING PROVISIONS	<u>IV - 1</u>
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Chapter 19.090	<u>IV - 2</u>
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<i>Establishment of Zones and Adoption of Maps</i>	<u>IV - 2</u>
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19.090.010 <i>Designation of Zones</i>	<u>IV - 2</u>
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19.090.020 <i>Adoption of Zoning Map</i>	<u>IV - 2</u>
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19.090.030 <i>Zoning Boundaries</i>	<u>IV - 2</u>
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19.090.040 <i>Conformance with Zoning Regulations</i>	<u>IV - 3</u>
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Chapter 19.090***Establishment of Zones and Adoption of Maps*****19.090.010 Designation of Zones****A. General**

The City is divided into zones to allow for the orderly, planned development of the City and to implement the General Plan. Table LU-5 (Zoning/General Plan Consistency Matrix) in the General Plan 2025 19.090.010 (Zoning/ General Plan Consistency Table D.) identifies all zones and corresponding General Plan land use designations. All zones shall be listed and appropriately designated on the official Zoning Map.

B. Base Zones

Every parcel shall have a base zone that establishes the primary type and intensity of land use permitted, along with development regulations for that particular type and intensity of land use.

C. Overlay Zones

An overlay zone supplements the base zone for the purpose of establishing special use or development regulations for a particular area in addition to the provisions of the underlying base zone. In the event of conflict between the base zone regulations and the overlay zone regulations, the provisions of the overlay zone shall apply.

19.090.020 Adoption of Zoning Map

The City's Zoning Map, entitled "Zoning Map of the City of Riverside," adopted by the City Council, is incorporated by reference as part of the Zoning Code. The map shall be maintained on file in the office of the Planning Division and Building Department. The boundaries of the zones as set forth on the zoning map are confirmed, adopted, established and may be changed in accordance with the Zoning Code.

19.090.030 Zoning Boundaries

Pursuant to Chapter 19.060.020 (Applicability and Authority for Interpretations), where uncertainty exists as to the boundaries of any zone shown on the Official Zoning Map, the following rules shall apply.

- A. Where a zoning boundary approximately follows a lot, alley, or street line, such lot lines and street and alley centerlines shall be construed as the zoning boundaries; otherwise, such boundaries shall be determined by use of the scale appearing on the zoning map unless dimensions are specifically indicated.

- B. Where a public street or alley is officially vacated or abandoned, the property encompassed by said street or alley shall be included within the zones of the adjoining properties. If the adjoining properties are in different zones, the boundary lines shall be the centerline of the former street or alley and the extension of the side yard lines of the abutting properties. In the event such street, alley, or right-of-way was a boundary between two or more different zones, the new zone or zone boundary shall be the property line that is created by such vacation.

19.090.040 Conformance with Zoning Regulations

Except as otherwise provided in the Zoning Code, development shall conform with the zone regulations contained in the Zoning Code. Every department, official and employee of the City having the authority to issue any permit or license required by law shall comply with the provisions of the Zoning Code. Any permit issued in conflict with the provisions of the Zoning Code shall be void and have no effect.